



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY, JUNE 6, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m. NO COMMENT	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:30 p.m. AB APPROVED	VARIANCE PLN18-00017 SMITS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Silkin Corson of STC Designs, on behalf of the property owners, John and Shanthea Smits, for the approval of a Variance to reduce the watercourse setback from the 100' to 93'-6" from centerline of stream requirement (Bear Creek) for a new rear exterior 2nd-story deck with covered canopy. The subject property, Assessor's Parcel Number 095-232-019-000, comprises approximately .37 acres is currently zoned RS (Residential Single-Family) and is located at 1920 John Scott Trail, in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.070.A.1; Class 5, Minor Alterations in land use limitations of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact, Allen Breuch, can be reached by phone at (530) 581-6284 or by email at abreuch@placer.ca.gov .
1:40 p.m. SW APPROVED	VARIANCE PLN18-00124 KOEPEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Singing Wood LLC, for the approval of a Variance to the required 75 foot front setback measured from the center line of the access road and to the required 30 foot side setback from the property line for the construction of a structure to consist of a 837 square foot secondary dwelling and 763 square foot garage. The secondary dwelling and garage structure proposes a 55 foot front setback from the center line of the access road and a 20 foot side setback from southern property line. The subject property, Assessor's Parcel Number 096-320-016-000, comprises approximately 1.9 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet and is located at 4040 River Road, in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – New Construction, CEQA Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov .
1:50 p.m. SW APPROVED	VARIANCE PLN18-00175 LEOPOLD GARAGE VARIANCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Matthew and Natalie Leopold, for the approval of a Variance to the 20 foot front required setback for the construction of a two-vehicle garage proposed to be located seven (7) feet from the front property line of John Scott Trail resulting in a 13 foot encroachment into the front setback. The subject property, Assessor's Parcel Number 095-221-021-000 comprises approximately .276 acres is currently zoned RS PD4 (Residential Single Family and a Planned Development of 4 dwelling units per acre) and is located at 1630 John Scott Trail, in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – New construction, CEQA Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov .

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND
RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE**

2:00 p.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00442) VILLAGE AT SQUAW VALLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 096-020-015-000 to reconfigure the subject parcel. The property is zoned CP; HDR PD=25 (Conservation Preserve, High Density Residency Planned Development 25 bedrooms/acre) and is located in the Squaw Valley area.
2:00 p.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00443) VILLAGE AT SQUAW VALLEY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 MONTGOMERY Minor Boundary Line Adjustment on Assessor's Parcel Number 096-010-012-000 to reconfigure the subject parcel. The property is zoned FR (Forest Recreation) and is located in the Squaw Valley area.